

11260 Montana



MAY 21 2004



MAY 21 2004



MAY 21 2004



BLIVE

BOS

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MAY 21 2004



MAY 21 2004



MAY 21 2004



MAY 21 2004



MAY 21 2004



MAY 21 2004



MAY 21 2004



OBS + BSO

BLUE MOUNTAIN

WINTER 2000 SUBS

MAY 21 2004

CITY CLERK DEPARTMENT

2004 MAY 20 PM 2:02
COUNCIL AGENDA ITEM # ____ FOR
TUESDAY, MAY 25TH, 2004

BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

May 17, 2004

TO: The Honorable Mayor and City Council

THROUGH: R. Alan Shubert, P. E. - Building Permits and Inspections Director

FROM: Tom Maguire, Housing Compliance Supervisor

SUBJECT: 11260 Montana Avenue (Rep. District #8)

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated February 23rd, 2004. The building was found to be in an advanced state of disrepair. The building has been used as a harborage by unwanted persons.
- 2) A certified condemnation letter was mailed to Floyd E. & Robert F. Cass, P. O. Box 1697, Clint, Texas 79836 on March 2nd, 2004.
- 3) Certified notices of the public hearing scheduled May 25th, 2004 were mailed to the owners and all interested parties on May 7th, 2004.
- 4) There are no taxes owed.
- 5) There has been insufficient response from the owner.

The Department recommends that it be found:

- 1) That the main structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the building is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the structure can be repaired; and
- 5) That the main structure be demolished within 30 days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within 30 days.

copy

JOE WARDY
MAYOR



CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING Jr.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

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DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY COBOS
DISTRICT NO. 8

BUILDING PERMITS AND INSPECTIONS
CODE COMPLIANCE
March 2, 2004

Floyd E. Cass
Robert F. Cass
P. O. Box 1697
Clint, TX 79836-1697

Re: 11260 Montana Ave.
Tract: 11-B
Blk: 80, TSP 2 SEC 36
T & P SURV
Zoned: RF
COD04-02328
Certified Mail Receipt #
7003 1680 0000 1712 0329

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

11260 Montana Avenue

- c. Boarded up, fenced, or otherwise secured in any manner in if:
 - i. The building constitutes a danger to the public even though secured entry, or
 - ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 11260 Montana Avenue has the following violations:

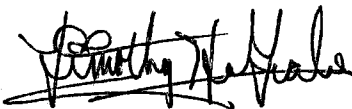
- a. The foundation has not been maintained in a safe manner.
- b. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter.
- c. This case is being submitted to the City Attorney's office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Sec. 18.52.040 of the El Paso Municipal Code.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:



Timothy H. Grabe
Building Inspector

THG/rl

7003 1680 0000 1712 0329

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<small>(Domestic Mail Only. No Insurance Coverage Provided)</small>	
<small>For delivery information, visit our website at www.usps.com</small>	
OFFICIAL USE	
Postage \$	76
Certified Fee	
Return Receipt Fee (Endorsement Required)	MAR 03 2004
Restricted Delivery Fee (Endorsement Required)	
Floyd E. Cass	
Robert F. Cass	
P. O. Box 1697	
Clint, TX 79836-1697	
Re: 11260 Montana Avenue	
<small>PS Form 3800, June 2002</small>	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

76
Floyd E. Cass
Robert F. Cass
P. O. Box 1697
Clint, TX 79836-1697
Re: 11260 Montana Avenue

LA #3

2. Article Number

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Betty Best

☐ Agent

☐ Addressee

B. Received by (Printed Name)

BETTY BEST

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7003 1680 0000 1712 0329

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: 2-23-04

REP. DISTRICT: 5

ADDRESS: 11260 Montana Avenue

ZONED: R-F

LEGAL DESCRIPTION: 80 TSP 2 SEC 36 T & P SURV TRACT 11-B

OWNER: Floyd E. & Robert F. Cass

ADDRESS: P. O. Box 1697, Clint, TX 79836

BUILDING USE: Commercial

TYPE OF CONSTRUCTION: III

FOOTINGS: Reinforced concrete

CONDITION: Poor – Stress cracks. A structural engineer should be hired to evaluate condition and make recommendations.

FOUNDATION WALL: N/A

CONDITION:

FLOOR STRUCTURE: Monolithic slab

CONDITION: Poor – Stress cracks. A structural engineer should be hired to evaluate and make recommendations.

EXTERIOR WALLS: 12"CMU, wood frame

HEIGHT: 15'

THICKNESS: 8"

CONDITION: Poor – Stress cracks. A structural engineer should be hired to evaluate and make recommendations.

INTERIOR WALLS & CEILINGS: CMU, 2 x 4 wood frame and sheetrock

CONDITION: Poor – Significant vandalization of sheetrock walls

ROOF STRUCTURE: 2 x 12 wood frame, plywood sheathing

CONDITION: Very poor – Needs to be replaced

DOORS, WINDOWS, ETC.: Metal doors, casement windows, wood garage doors
CONDITION: Very poor – Significant vandalism, all need to be replaced.

MEANS OF EGRESS: OK
CONDITION:

PLUMBING: Nonexistent service. A licensed plumber needs to be hired to evaluate and make repairs.

ELECTRICAL: Nonexistent service. A licensed electrical contractor should be hired to bring existing service up to code.

MECHANICAL: Nonexistent service. A licensed mechanical contractor should be hired to evaluate and make recommendations as to repairs.

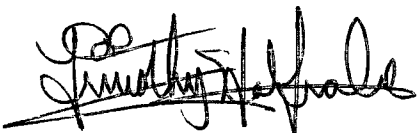
IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: No

BARRICADED: No

POLICE AID REQD.: No

REMARKS: This building has been open and abandoned for several years significant vandalism and building deterioration has rendered the structure unfit for use. The Department recommends that the structure be demolished.

A handwritten signature in black ink, appearing to read 'Timothy H. Grabe', written over a horizontal line.

Timothy H. Grabe
Building Inspector

Tidemark Advantage

File Edit Options Window Help

Code Enforcement - COD04-02328 Status INS

Name: CASS, FLOYD E Updated: 2/17/2004 RL

Address: 11280 MONTANA AVE

Description: Master # COD04-02328 Project: []

Open and abandoned

Contact: RL

Complainant Name: []

Activity for COD04-02328

Description	Alarm Code	Date1	Date2	Date3	Step	Done By	Status
Complaint Received	A0010			2/17/2004		RL	
Enforcement Inv Report	A5			2/17/2004			
1st Inspection	F0020	2/23/2004	2/23/2004	2/23/2004	DONE	THG	Prop. o/e, took photos
Refer to Fire	F0040	3/3/2004	3/3/2004	3/10/2004	DONE	934	vacant building @ not

Start Tidemark Adv... Tidemark 30 HOUSING CONFL 1 TO 1,200.1 - TH... Microsoft Word

7:54 AM

Tidemark Advantage

File Edit View Window Help

View / Edit Activity

Activity: 0040 Desc: Refer to Fire Updated: 3/15/2004 934

Disposition: **DONE** Hold Level: No hold

Dates:

Date Referred: 3/3/2004 Calendar Tag: FOCM

Date Received: 3/3/2004 Report Tag:

Date Completed: 3/10/2004 Assigned To: 934

Done By: 934

Notes:

vacant building
not secured
fire hazard

X-Coordinate:

Y-Coordinate:

Buttons: Edit, Sign Off, Date 2, OK, Help

Complaint Received	ADU1U			2/17/2004		RL	
Enforcement Inv Report	A5			2/17/2004			
1st Inspection	F0020	2/23/2004	2/23/2004	2/23/2004	DONE	THC	Prop. o/a; took photos
Refer to Fire	F0040	3/3/2004	3/3/2004	3/10/2004	DONE	934	vacant building

Taskbar: Start, Tidemark Adv..., Pentacore 95, HOUSING COMPL, 3-101-2001-TN, Microsoft Word, 7:54 AM